

## \$848,000 - 34 Valleyview Ridge, Fort Saskatchewan

MLS® #E4457011

**\$848,000**

5 Bedroom, 3.00 Bathroom, 2,176 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Nestled on a quiet street in Fort Saskatchewan, this spacious bungalow offers comfort, character, and an exceptional location. The main floor welcomes you with an open-concept design, a bright living area with a cozy fireplace, a private primary suite, two additional bedrooms, and a convenient office. The fully finished basement expands your living space with a wet bar / keg tap, two more bedrooms, a full bath, and a versatile flex room ideal for a home gym or hobby space. Situated on a huge lot, the property features a triple-attached garage and backs directly onto green space with walking trails and West River's Edge just steps away. With privacy, space, and nature at your back gate, this home truly captures the best of Fort Saskatchewan living.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457011  |
| Price          | \$848,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,176     |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 34 Valleyview Ridge |
| Area        | Fort Saskatchewan   |
| Subdivision | Westpark_FSAS       |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 4P2             |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Sprinkler Sys-Underground |
| Parking   | Triple Garage Attached                                                                 |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                             |

### Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                            |
| Exterior Features | Fenced, Low Maintenance Landscape, No Through Road, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 37                  |

Zoning

Zone 62

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Listing information last updated on October 16th, 2025 at 10:32am MDT